

FEE \$	10.00
TCP \$	500.00
SIF \$	292.00

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 80301e



Your Bridge to a Better Community

BLDG ADDRESS 570 28 1/2 ROAD SQ. FT. OF PROPOSED BLDGS/ADDITION 1572
 TAX SCHEDULE NO. 2943-071-29-004 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION The Legends TOTAL SQ. FT. OF EXISTING & PROPOSED 1572
 FILING 1 BLK 2 LOT 4 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER ABELL Partners NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS P.O. Box 1765, G.J., 81502 USE OF EXISTING BUILDINGS N/A
 (1) TELEPHONE 970-244-9986 #17
 (2) APPLICANT ABELL Partners DESCRIPTION OF WORK & INTENDED USE NEW SINGLE Family
 (2) ADDRESS P.O. Box 1765, G.J., 81502 TYPE OF HOME PROPOSED:
 (2) TELEPHONE 970-244-9986 #77
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PD Maximum coverage of lot by structures _____
 SETBACKS: Front 15' house 20' garage from property line (PL) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater
 Side 5' from PL, Rear 10' from PL Parking Req'mt 2
 Maximum Height _____ Special Conditions _____
 CENSUS 6 TRAFFIC 29 ANN# _____

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

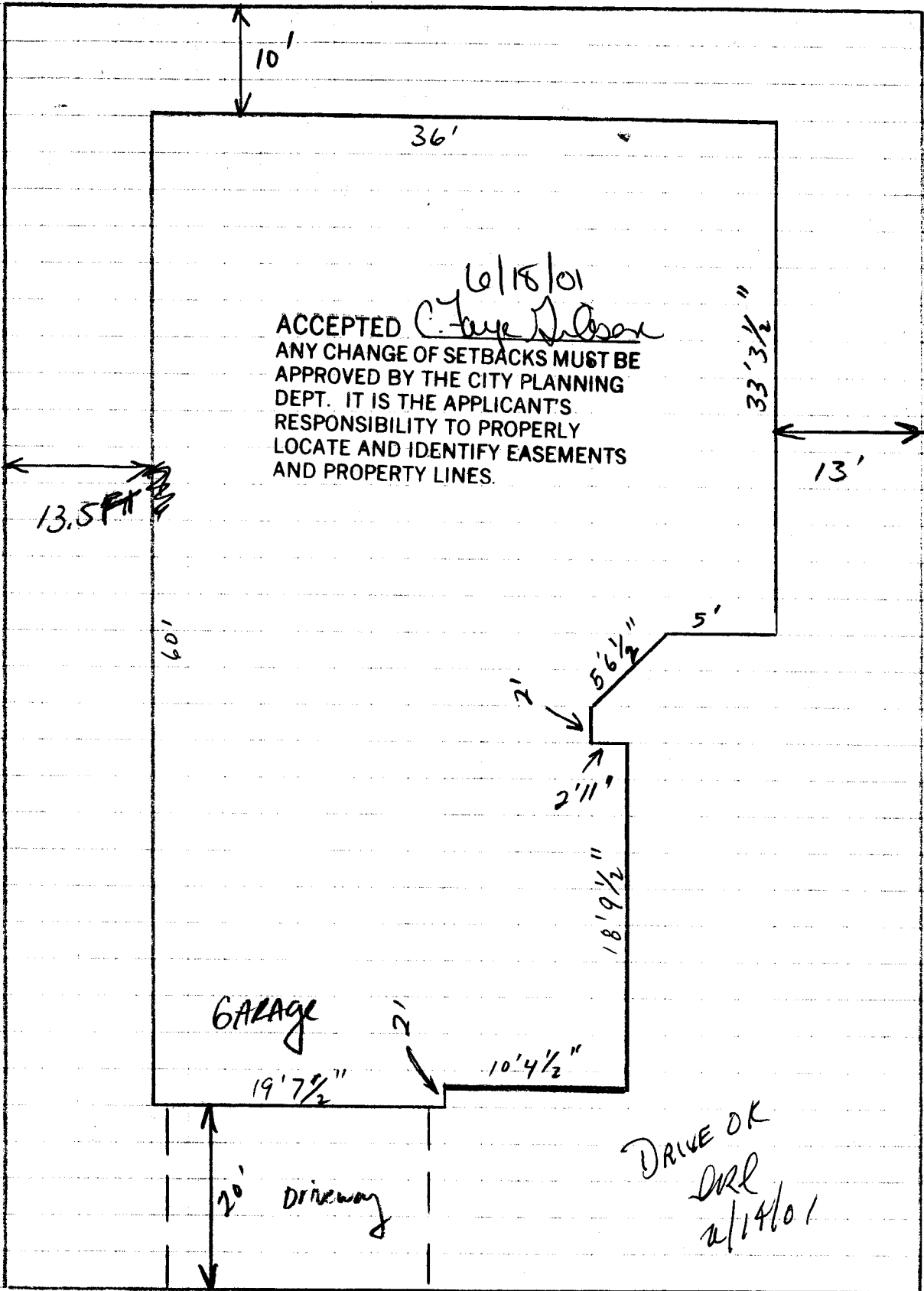
Applicant Signature [Signature] Date 6-14-01
 Department Approval C. Jaye Johnson Date 6/18/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No <u>pd fees at gks</u>
Utility Accounting <u>[Signature]</u>		Date	<u>6-18-01</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

62.38'



6/18/01
 ACCEPTED *C. Jay Johnson*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

GARAGE

19' 7 1/2"

10' 4 1/2"

20' driveway

DRIVE OK
DRL
2/14/01

62.38'

28 1/2 ROAD

← NORTH

0+80 1+00 1+20 1+40 1+60

D = E PROFILES

EXISTING RETENTION POND AREA
FILING #1 WATER SURFACE AREA (4671.2)

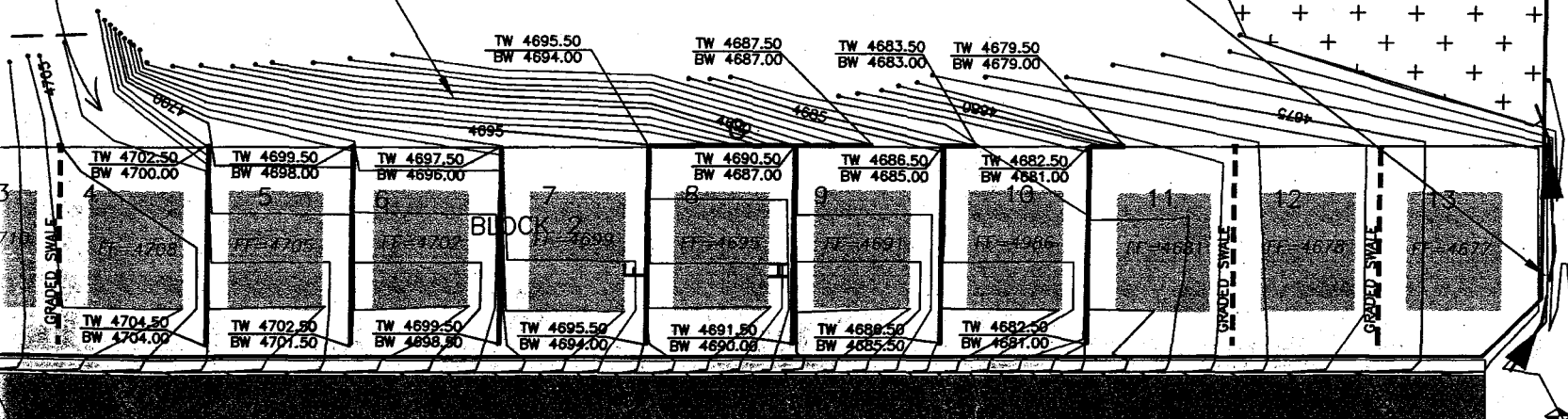
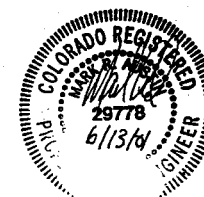
ITS OF SURFACE DISTURBANCE

LOCATION OF BUILDING PAD
D FLOOR ELEVATION (TYP.)

570 28 1/2 ROAD

3(H):1(V) MAX

GRADED DRAINAGE SWALE



BLOCK 2

THE FALLS
SUBDIVISION

GRAND
FALLS
COURT

NO OUTLET
SIGN

SE COR.
NE 1/4
NW 1/4
SEC. 7
N:8685.953
E:10006.774



PROJECT	THE LEGENDS	
DATE	DRAWN BY	DATE
SCALE	JOB NO.	SCALE